

**CITY OF HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
DRAFT NEGATIVE DECLARATION NO. 10-005**

1. PROJECT TITLE: Sunset Beach Specific Plan and Annexation

Concurrent Entitlements: **General Plan Amendment 10-002, Zoning Text Amendment No. 10-002, Zoning Map Amendment No. 10-001, Local Coastal Program Amendment No. 10-001 and Annexation No. 10-001**

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Mary Beth Broeren, Planning Manager
Phone: (714) 536-5550

3. PROJECT LOCATION:

The approximately 109 acre unincorporated Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the west and south and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Approximately 76 acres of the Sunset Beach area are developed or used for waterways. The remaining 33 acres is beach sand.

4. PROJECT PROPONENT: City of Huntington Beach
2000 Main St.
Huntington Beach, CA 92648

Contact Person: Paul Emery, Deputy City Administrator
Phone: (714) 536-5482

5. GENERAL PLAN DESIGNATION: Existing County of Orange
Urban Residential, Community Commercial, Open Space

Proposed City of Huntington Beach
RH-30-sp (Residential High Density-greater than 30 units per acre with a Specific Plan Overlay), CV-mu-sp (Commercial Visitor with a Mixed Use Overlay and a Specific Plan Overlay), OS-S-sp (Open Space – Shoreline with a Specific Plan Overlay), OS-W-sp (Open Space – Water Recreation with a Specific Plan Overlay), and Public-sp (Public with a Specific Plan Overlay).

ZONING: Existing County of Orange
Sunset Beach Specific Plan

Proposed City of Huntington Beach
Sunset Beach Specific Plan (Specific Plan No. 17).

6. PROJECT DESCRIPTION:

The project involves five components: 1) annexation application to Orange County Local Area Formation Commission (LAFCO) to annex the Sunset Beach area to the City of Huntington Beach; 2) general plan amendment to establish City general plan designations for the area and make text changes referencing Sunset Beach, 3) adoption of the City of Huntington Beach Sunset Beach Specific Plan, 4) zoning map amendment to establish the proposed Sunset Beach Specific Plan as the new zoning for the area, and 5) local coastal program amendment to establish land use plan designations, make text changes referencing Sunset Beach and to reflect the Specific Plan and zoning for the area per items 3) and 4). Future references in this document to “the project” refer to all five proposed actions: annexation, general plan amendment, adoption of the Specific Plan, zoning map amendment and local coastal program amendment.

Annexation

The City is proposing to annex the 109 acre Sunset Beach area located in the jurisdiction of the County of Orange. The annexation process is initiated by resolution by the City of Huntington Beach City Council.

General Plan Amendment

The second component of the proposed project involves establishing City General Plan designations for the annexation area. The project would amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to “specific plans” for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City’s boundary, would make minor wording changes to the Utilities Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.

Prezoning (Zoning Text Amendment and Zoning Map Amendment)

The third and fourth components of the project involve adoption of a specific plan (zoning text amendment) and change to the zoning map for the annexation area in accordance with LAFCO procedures. LAFCO requires that the City establish site zoning before annexation is approved by LAFCO. The Zoning Text Amendment application is a request to create the Sunset Beach Specific Plan that will provide development standards for the Specific Plan area. The Specific Plan has been prepared to be consistent with the intent of the existing County of Orange Sunset Beach Specific Plan and will not result in an increase in the density or intensity of land use beyond what is set forth in the County’s Specific Plan. The Zoning Map Amendment request would amend the City Zoning Map to establish the Specific Plan zoning for the area. The total acreage of the Specific Plan area is as follows (refer to Exhibit 1 for locations):

<u>General Plan Designation/Specific Plan District</u>	
Residential High Density/Sunset Beach Residential:	22.32 acres
Commercial Visitor/Sunset Beach Tourist:	9.16
Public/Sunset Beach Parking	13.00
Open Space Waterway/Sunset Beach Waterway	3.40
Open Space Shoreline/Sunset Beach Beach	33.17
Right of Way/Right of Way	28.26

Total:

109.31

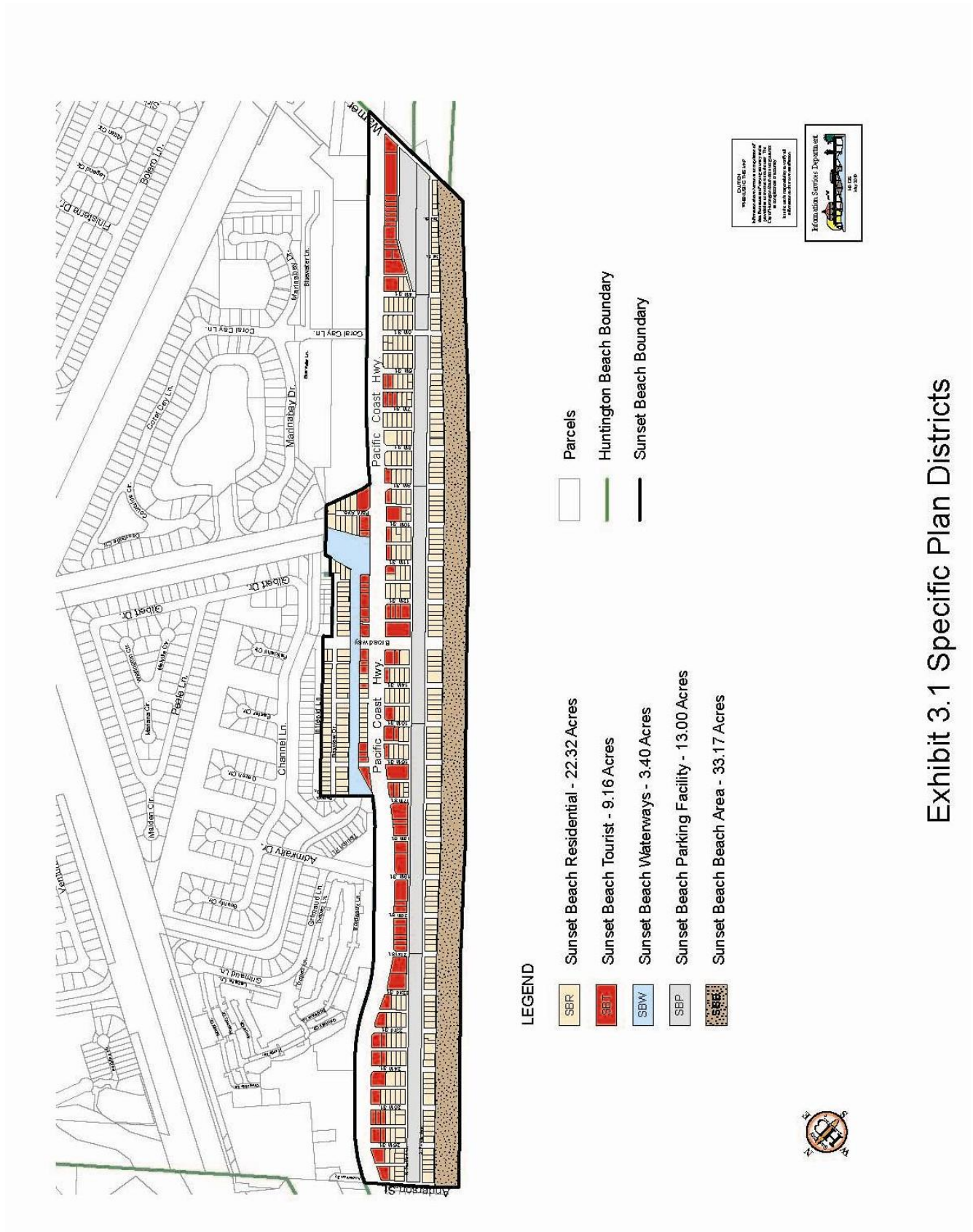


Exhibit 3.1 Specific Plan Districts

Local Coastal Program Amendment

The Local Coastal Program Amendment request would amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to “specific plans” for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above.

7. EXISTING PROJECT APPROVALS:

County of Orange:

Approved the Sunset Beach Specific Plan in 1983.
Approved Amendment to the Sunset Beach Specific Plan in 1990

California Coastal Commission:

Certified the County’s original Specific Plan in 1985 and certified the amendment in 1991.

Orange County LAFCO:

In 2009 LAFCO placed the unincorporated Sunset Beach area in the City of Huntington Beach Sphere of Influence.

8. SURROUNDING LAND USES AND SETTING:

The Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the southwest and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Across Anderson Street is the Seal Beach residential community of Surfside and various commercial uses. Huntington Harbour and Peter’s Landing are located in the City of Huntington Beach to the east, Bolsa Chica State Beach and Bolsa Chica Lowlands are located to the south.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None. In approving its Sunset Beach Specific Plan/Local Coastal Program in 1983 and 1990, the County of Orange used the California Environmental Quality Act statutory exemption for the preparation of Local Coastal Program Amendments.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):

Local Agency Formation Commission (LAFCO) approval of the proposed annexation of the subject property must be completed after the City of Huntington Beach approves pre-zoning in order for the annexation to be recorded and become effective.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

Signature

Mary Beth Broeren
Printed Name

Date

8.9.10
Planning Manager
Title

The Local Coastal Program Amendment is subject to review and approval by the California Coastal Commission prior to becoming effective.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are listed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the proposal result in or expose people to potential impacts involving:

Landslides? (Sources: 1, 6)

☐☐☐☒

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require

further explanation).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: #1, 2, 3, 5, 6, 17) ☐ ☐ ☒ ☐

Discussion: The proposed annexation, general plan amendment, local coastal program amendment and rezoning for the Sunset Beach area will not result in a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The proposed annexation is within the City’s sphere of influence and is contiguous with the City boundary on the east and south. The proposed project is a logical and orderly extension of the City’s boundaries and services. The area is almost entirely built out and is a physical extension of the City, and the City currently provides various services to the area as discussed in Issue areas Public Services and Utilities/Service Systems below. The existing development pattern and uses are compatible with existing development in the City on the inland side of Pacific Coast Highway, consisting of similar higher density residential, visitor serving commercial and open space-water recreation uses. The ocean side of the annexation area is dominated by beach, public parking, visitor serving commercial uses and high density residential uses. These uses are consistent with existing uses within the City’s coastal area and do not require the creation of new land use designations. As such, the proposed project is consistent with General Plan Land Use Element goal LU 3 and related policies LU 3.1.1 and 3.2.1 relating to annexation as follows:

“Achieve the logical, orderly, and beneficial expansion of the City’s services and jurisdictional limits.” (Goal LU 3)

“Require that any lands proposed for annexation are contiguous with the City.” (Policy LU 3.1.1)

“Require that the existing and future land uses located within the proposed annexation area are compatible with the adjacent City uses.” (Policy LU 3.1.2)

The proposed project is consistent with the Local Coastal Program Land Use Plan goal C 1, which requires that the City “develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs” and with policy C 1.1.8, which lists five considerations that the City should evaluate when evaluating annexations including the land use goal and policies provided above. The proposed Specific Plan and Land Use Plan do not change the land use goals for the area, maintain the existing access points and do not create any service or facility needs in comparison with the existing County Local Coastal Program for Sunset Beach as approved by the California Coastal Commission.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed rezoning of Sunset Beach with the Sunset Beach Specific Plan is consistent with the City’s Zoning Code in that it meets the findings required in Section 215.12 of the City of Huntington Beach Zoning and Subdivision Ordinance. The project meets the findings required for approval of a Specific Plan as follows:

“The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Land Use Plan, and other applicable policies and is compatible with the surrounding development.”

The proposed Specific Plan is consistent with the General Plan and Local Coastal Program as described above and is consistent with the surrounding residential, commercial and open space development in that it designates the area for residential, visitor serving commercial, public and open space uses. The proposed Specific Plan has been developed to be consistent with the existing County Sunset Beach Specific Plan and does not propose changes to the permitted uses.

“The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not adopted.”

The Sunset Beach Specific Plan reflects the unique character of Sunset Beach with its smaller lot sizes and extensive areas for public recreation and parking. It carries forward the County’s development standards in term of height, setbacks, parking and density to ensure that development occurring after approval of the annexation and other entitlements will be consistent with the quality of existing development within the Specific Plan area.

“Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan.”

The Sunset Beach Specific Plan contains regulations, for setbacks and parking among others, that are less restrictive than those of the Huntington Beach Zoning and Subdivision Ordinance. These are in recognition of existing conditions and the County’s Specific Plan regulations. These regulations allow for the provision of substantial public/open space facilities including the 13 acre linear park/public parking area that provide a direct benefit to the community and general public.

“The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public services demands will not exceed the capacity of existing and planned systems.”

The Specific Plan contains provisions for the adequate provision of all utilities, services and emergency access to the project area. There are no changes to the existing development standards such that an unanticipated development intensity would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: #1, 3, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan as none exist for the area. Therefore, implementation of the proposed project will not have an impact in this area.

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| c) Physically divide an established community? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The Sunset Beach Specific Plan was created to be consistent with the existing Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project is not expected to result in an increase in density or intensity of development that would physically divide the community and would not result in any impact in this area.

II. POPULATION AND HOUSING. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will not induce substantial population growth in the area. The proposed Sunset Beach Specific Plan reflects the land use plan as approved by Orange County and the California Coastal Commission. There is no change to the number or location of properties designated for residential and commercial development. The proposed Specific Plan does not include any new infrastructure extensions or roadways. Consequently, the project will not induce any new substantial population growth in the area.

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| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under item c.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion b) & c): The proposed project will not displace substantial numbers of existing housing or displace substantial numbers of people necessitating the construction of replacement housing. The proposed project does not require nor propose any physical change to the subject area. Therefore, the proposed project will not create any impacts in these areas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: #1, 3, 5, 6, 12, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Strong seismic ground shaking? (Sources: #1, 6, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Seismic-related ground failure, including liquefaction? (Sources: #1, 6, 12, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? (Sources: #1, 6, 12, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: #1, 12, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

- d) Be located on expansive soil, as defined in Table 18-1-

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 12, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion a) through d): The Newport-Inglewood Fault does not extend into the Sunset Beach area, though it extends through Huntington Harbour approximately half a mile to the east. The area is in a potential liquefaction zone. Sunset Beach is flat and not prone to landslides.

The project involves annexation of the approximately 109 acre Sunset Beach area, the amendment of the general plan, local coastal program, zoning map and adoption of the Sunset Beach Specific Plan. The project does not change the location or amount of allowed development compared with existing County approvals and does not propose specific development. Therefore, implementation of the project would not create any impacts relating to exposure of people or structures to substantial adverse effects relating to rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, landslides, etc. The proposed Specific Plan requires compliance with all federal, state and municipal regulations, which would include compliance with the Uniform Building Code as it pertains to geological conditions. No impacts would occur.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: #1, 5, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion e): The Sunset Beach area will continue to be served by the Sunset Beach Sanitary District upon annexation of the project site. Therefore, the project will have no impact in this area.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: # 1, 3, 5, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: # 1, 5, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion below.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?
(Sources: # 1, 5, 19)

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality?
(Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) and f): The Sunset Beach Specific Plan area is adjacent to the Pacific Ocean and includes the Sunset Beach Channel, which is an extension of the Huntington Harbour area. The area does not include any streams or rivers and is not a groundwater recharge area.

The proposed project reflects the Specific Plan as approved by Orange County and the California Coastal Commission in terms of amount and location of land uses. The proposed Sunset Beach Specific Plan would not result in additional density or intensity of land use beyond what is currently allowed. As such, implementation of the proposed project would not create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality. The proposed Specific Plan does include a new section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The project would not have an impact in these areas.

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| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: # 2, 5, 7, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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which would impede or redirect flood flows?
(Sources: # 2, 5, 7, 19)

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
(Sources: # 1, 2, 5, 7, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion g) through i): With the exception of some of the beach area, the entirety of the Specific Plan area is located in FEMA Flood Zone X outside of the 100 year flood hazard area. The small portion of the beach within the Flood Zone is designated as VE. Nonetheless, the County's Specific Plan for the area states that flood damage can occur in Sunset Beach during periods of abnormally high tides and includes flood proofing requirements for new structures along South Pacific Avenue. The County Specific Plan also states that Sunset Channel has been privately bulkheaded and the streets and alleys where they abut the Channel have been bulkheaded by the County.

The proposed project would not change land use or zoning designations such that development would be allowed outside of the area designated as Flood Zone X. The City's proposed Specific Plan carries forward the County's floodproofing requirements and requires compliance with the City's Floodplain Ordinance as well. Therefore, implementation of the proposed project would not have any impacts in this area.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow?
(Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project area is not located within an area associated with tsunami run-up nor susceptible to mudflow. However, there is a possibility for seiche in Sunset Channel or the adjacent Huntington Harbour Channels. The proposed project will not result in additional density or intensity of land use, nor change the location of permitted land uses compared with the existing County Specific Plan. Therefore, the proposed project will not result in any impacts relating to risk of inundation from seiche, tsunami or mudflow.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| k) Potentially impact storm water runoff from construction activities? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| l) Potentially impact storm water runoff from post-construction activities? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| m) Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Source: # 1, 3, 5, 19)

Discussion: See discussion below.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| n) Result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters?
(Sources: # 1, 3, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of storm water runoff to cause environmental harm? (Sources: # 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: # 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items k) through p): The proposed annexation, general plan amendment, local coastal program amendment and rezoning are reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission. The project would not result in an increase in density or intensity of land use beyond what is currently allowed, and no new construction or development is proposed in association with the project. The proposed Specific Plan does include a section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The proposed project will not result in environmental impacts to hydrology and water quality.

V. AIR QUALITY. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create objectionable odors affecting a substantial number of people? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: : #1, 5, 8, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) through e): The City of Huntington Beach and unincorporated Sunset Beach area are located within the South Coast Air Basin. The entire Air Basin is designated as a national-level nonattainment area for ozone, carbon monoxide (CO), respirable particulate matter (PM₁₀) and fine particulate matter (PM_{2.5}). The Basin is also a State-level nonattainment area for ozone, PM₁₀ and PM_{2.5}. The proposed project is reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. No new construction or development is proposed in conjunction with the annexation. Therefore, the project will not result in any impacts to air quality.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:#1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

management agency for designated roads or highways? (Sources: #1, 5, 19)

Discussion a) through b): The community of Sunset Beach is served by a network of local streets, with regional access via Pacific Coast Highway, a state highway operated and maintained by the California Department of Transportation. Access via transit is provided by the Orange County Transportation Authority, which operates four routes in the immediate vicinity of Sunset Beach. The Pacific Coast Bikeway follows Pacific Coast Highway and is included in the Master Plan of Countywide Bikeways.

The proposed project involves amending the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan, and annexation of the Sunset Beach area to the City of Huntington Beach. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. The Sunset Beach circulation network is fully developed and will not require an extension of infrastructure as a result of the project. The Specific Plan carries forward the County's specific plan policies as they pertain to overall circulation issues. Therefore, implementation of the proposed project will not conflict with any applicable plans or programs as listed above pertaining to transportation/traffic nor result in associated impacts.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: #5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos. The Sunset Beach area is located outside of the AELUP's height restriction area; however, the Specific Plan does not allow buildings at a height that would be of concern. The proposed project would not create any impacts for air traffic patterns.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion below.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in inadequate emergency access? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion d) through e): The proposed project does not propose any development but includes the adoption of the Sunset Beach Specific Plan that provides standards for future development. The Specific Plan reflects the County's Sunset Beach Specific Plan standards. There is not a potential increase in hazards due to incompatible uses or sharp curves as the existing uses allowed by the County and provided for in the City's Specific Plan are compatible and the street network is fully established. However, the standard for one-way drive aisle width (20 feet) for residential projects or commercial projects with 90 degree parking stalls is below those of the City of Huntington Beach Zoning and Subdivision Ordinance by six and five feet, respectively, and, in instances of a drive aisle being designated a fire lane, may result

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

in impacts to emergency access for fire apparatus. In addition, the typical street section for the local streets is narrower (four feet less of paved surface) than the City's Standard Plan requirement. The City of Huntington Beach Fire Department currently responds to almost 150 calls per year (approximately 80 percent) in Sunset Beach (see Section IX. Hazards and Hazardous Materials) and reduced drive aisle widths and street sections have not been a significant impediment in their ability to respond, though maneuvering apparatus can be more constrained. Therefore, impacts related to potential design hazards and emergency access are less than significant.

- f) Result in inadequate parking capacity? (Sources: #2, 5, 19) ☐ ☐ ☒ ☐

Discussion: The proposed project does not propose any development but includes the adoption of the Sunset Beach Specific Plan that provides parking standards for future development. The Specific Plan reflects the County's Sunset Beach Specific Plan parking standards. The parking requirements for various uses are less than those of the City of Huntington Beach Zoning and Subdivision Ordinance, and there is discussion in the County's Plan regarding parking issues as they relate to distribution. However, due to the compact, pedestrian-oriented character of Sunset Beach, parking is routinely shared. For example, the linear park/parking facility contains 660 public parking spaces that are regularly used by business patrons, employees, residents and visitors. In addition, most streets have on-street parking on at least one side. The sizeable amount of public parking in Sunset Beach given its compact size has helped to offset limited on-site parking for much of the community. The concept of shared parking is recognized as a reasonable way to allow for reduced parking requirements for individual uses. For example, shared parking is an integral component of the City of Huntington Beach downtown area, which has similarities with Sunset Beach in terms of the combined residential and tourist-oriented development pattern, pedestrian focus and small parcel sizes. Therefore, potential impacts related to parking capacity are expected to be less than significant.

- g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: # 1, 3, 19) ☐ ☐ ☐ ☒

Discussion: See discussion VIa-b. In addition, the City's proposed Sunset Beach Specific Plan includes requirements for bicycle parking consistent with the City of Huntington Beach Zoning and Subdivision Ordinance. These requirements would apply to new development and would improve the availability of bicycle facilities in the area. The proposed Specific Plan also maintains the existing pedestrian access points to the beach and designates the walking path in the linear park as a public facility, consistent with the County's existing plan. The proposed project would not conflict with adopted plans, etc. related to public transit, bicycle or pedestrian facilities and no impacts would result.

VII. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or ☐ ☐ ☐ ☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
(Sources: #1, 3, 5, 19)

Discussion: See discussion below.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: #1, 3, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) through f): The Sunset Beach area does not include any wetlands but includes beach area

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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that, as described in the County's existing Specific Plan, can be home to a variety of macroscopic species of marine animals, microfauna and invertebrate and vertebrate species that all play a role in the food chain. The proposed project is the annexation, general plan amendment, local coastal program amendment and rezoning for Sunset Beach to incorporate it to the City of Huntington Beach. The City's proposed Specific Plan carries forward the description of the beach area and does not modify any of the regulations that pertain to the open space areas of the Specific Plan, including Sunset Channel. The project will not result in increased density or intensity of land use beyond what is allowed in the existing Specific Plan, nor expand the area that may be developed, and will not create any impacts relating to biological resources.

VIII. MINERAL RESOURCES. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) & b): There are no known mineral resources in Sunset Beach. The project will not result in any impacts on mineral resources.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: # 5, 11, 14, 15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items a) through d): There is no school within ¼ mile from the subject area, and there are no properties within Sunset Beach listed on any list of active hazardous sites. There is one gas station site that is on the Leaking Underground Tank (LUST) clean-up site list; however, cleanup is completed and the case is closed. The proposed Sunset Beach Specific Plan reflects the County's existing Specific Plan and does propose any new land uses. The only permitted uses that might generate hazardous waste on a routine basis are medical uses, boat docks and automobile service stations. All uses must comply with federal, state and local regulations as they pertain to hazardous waste. Consequently, the annexation of the area and adoption of the project would not create any environmental impacts relating to the transportation, use or disposal of hazardous materials or to exposure of the public or environment to hazardous materials.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: # 5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion under item f.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: #5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion e) & f): The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP's height restriction area, but the Specific Plan does not allow buildings at a height that would be of concern. There are no hazards associated with airport land uses for persons residing or working within the project area.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under item h.

- h) Expose people or structures to a significant risk of

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: #2, 5, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion items g) & h): There are no wildlands adjacent to or located within the Sunset Beach area. The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition, beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008 (a subset of the 184 total), Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

The proposed project would not expose people to risks from wildland fires and there would be no associated impacts. The City of Huntington Beach has been able to adequately respond to calls for service in the area; however, as discussed in Section VIe. Transportation/Traffic, existing and proposed standards for some drive aisle width and street section configurations do not comply with standards currently required in the City of Huntington Beach. Because the City's Fire Department has been able to adequately respond in Sunset Beach with the existing standards, impacts will be less than significant relating to impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan.

X. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion below.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items a) through d): The project would not result in an increase in density or intensity of development or change the location of permitted uses from what is currently allowed in the County's Specific Plan. As such, the project would not result in a substantial permanent increase in noise levels, excess ground borne vibration or noise levels, and ambient noise levels in the project vicinity above levels existing without the proposed project. The proposed project will have no impacts in these areas.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: #5, 10, 19)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP's area of concern. There are no noise impacts associated with the proposed annexation and planning entitlements for people residing or working in the area.

- i) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: # 5, 10, 19)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Sunset Beach is not located within the vicinity of a private airstrip.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? (Sources: #1, 5, 19, 20)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition, beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008, Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

With implementation of the proposed project, the City of Huntington Beach Fire Department will provide fire protection and emergency medical services to the area, though the mutual aid agreement will remain in effect. The City currently meets and would continue to meet the standard response times of three to five minutes using existing facilities, equipment, and personnel. The Specific Plan also requires that new development comply with the City's Fire Specifications. Based on the statistics above, is likely that the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it can provide such services to the Sunset Beach community without impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- b) Police Protection? (Sources: #1, 5, 19) ☐ ☐ ☒ ☐

Discussion: The Orange County Sheriff's Department and California Highway Patrol (CHP) currently serve the Sunset Beach community, with the City of Huntington Beach Police Department providing assistance as needed. The Sheriff's Department handles basic calls for service and the CHP handles traffic collisions within the area as Pacific Coast Highway is a State facility. For 2007 and 2008, the Sheriff's Department responded to an average of 4.6 calls per day (1,688 calls for service annually), and CHP responded to approximately 55 calls each year. Data for the City of Huntington Beach, for 2008 and 2009, indicate that the City Police Department provided agency assistance for a total of 40 calls, completed 20 traffic stops that resulted in a report, implying an arrest, and completed 202 traffic stops that did not result in a report for the Sunset Beach area.

With implementation of the project, CHP would continue to respond to traffic collisions for Pacific Coast Highway. The City of Huntington Beach Police Department would provide law enforcement services. Based on the statistics above, the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it could provide such services to the Sunset Beach community without impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- c) Schools? (Sources: #1, 5, 19) ☐ ☐ ☐ ☒

Discussion: The proposed project involves the annexation of approximately 109 acres of land to the City of Huntington Beach and associated rezoning, general plan and local coastal program amendments. Current service providers include the Huntington Beach Union High School and the Ocean View School District and will not change with project implementation. The City's proposed Specific Plan does not change the density or intensity of currently allowed land uses. Therefore, implementation of the project will not result in any impact to schools.

- d) Parks? (Sources: #1, 5, 17, 19) ☐ ☐ ☐ ☒

Discussion: The Sunset Beach area includes three public recreational facilities: the large beach, a linear

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

park/parking facility and a small beach. The proposed project does not propose any construction or development, and the City's Specific Plan carries forward the County's land use plan and policies for the existing recreational facilities. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in physical impacts to any of the facilities. The City's Sunset Beach Specific Plan was developed to reflect the specific plan approved by Orange County and no increase in density or intensity of land use is proposed. Therefore, implementation of the proposed project will not result in any impacts to parks.

- e) Other public facilities or governmental services? ☐ ☐ ☐ ☒
(Sources: #1, 5, 19)

Discussion: The Sunset Beach area represents a proportionately small addition to the City of Huntington Beach and will not result in the need for other public facilities or governmental services such that there would be the need for new governmental facilities that might result in impacts. The City can provide services to the area using its existing facilities and staff. Implementation of the project will not result in additional impacts in this area.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ☐ ☐ ☐ ☒
(Sources: #1, 5, 17, 19)

Discussion: See discussion below.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19) ☐ ☐ ☐ ☒

Discussion: See discussion below.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19) ☐ ☐ ☐ ☒

Discussion: See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: # 1, 5, 16, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) through e): The City of Huntington Beach has provided domestic water to the Sunset Beach area since fiscal year 1964/65, when it purchased the Sunset Beach Water District. The Sunset Beach Sanitary District, formed in 1930, is responsible for the review and approval of the collection of wastewater within Sunset Beach. The City of Huntington Beach and the Orange County Public Works/Flood Control Section are the agencies responsible for the flood control system in the vicinity of Sunset Beach. The Orange County Sanitation District is responsible for wastewater treatment. Upon annexation, these same agencies will continue to provide water, sewer, wastewater and storm drain services to the Sunset Beach area. The City's proposed Specific Plan does not propose any change in density or intensity of land use nor propose any new infrastructure projects. The proposed project will not result in impacts associated with items a) through e) above.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items f) & g): The project involves annexation of approximately 109 acres to the City of Huntington Beach and amendments to the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan. The Sunset Beach Specific Plan was created to reflect the land use plan approved by Orange County and the California Coastal Commission and will not change the currently allowed density or intensity of development within the area. Consequently, the project will not result in impacts on landfill capacity and compliance with regulations pertaining to solid waste.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: # 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project does not propose any development or change to the land uses currently allowed by the County Specific Plan. As such the project will not result in impacts in this area.

XIII. AESTHETICS. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?
(Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion a) through d): Sunset Beach is adjacent to the Pacific Ocean and the existing County Specific Plan identifies seven scenic vista viewpoints along South Pacific Avenue, which provide views of the Ocean. In addition, the portion of Pacific Coast Highway located in the Sunset Beach Specific Plan area is designated as a scenic highway. The majority (99 percent) of the residential and commercial areas of Sunset Beach are developed: there are four undeveloped parcels, one of which is occupied by a billboard.

The proposed Sunset Beach Specific Plan maintains the scenic vista viewpoints of the County's Specific Plan and carries forward the same protections and restrictions on uses to ensure that the scenic vista and associated viewpoints are not obscured. The proposed Specific Plan maintains the same development standards to regulate development within the Sunset Beach area. The Specific Plan does not change the location or intensity of permitted uses and does not propose any development; thus, implementation of the proposed project will not result in sources of light and glare beyond what is currently allowed nor damage scenic resources. The project will not result in any aesthetic impacts.

XIV. CULTURAL RESOURCES. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
(Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items a) through d): There are no known cultural resources within the Sunset Beach Specific Plan area; however, there may be buildings greater than 45 years of age that may require further evaluation as a historic resource should demolition or significant alteration be proposed. The proposed project is annexation of Sunset Beach to the City of Huntington Beach and the adoption of amendments to the City of Huntington Beach general plan, local coastal program and zoning documents to establish land use and zoning regulations for the area. The proposed Specific Plan is consistent with the existing County of Orange Specific Plan. The City of Huntington Beach General Plan and Local Coastal Program regulations afford the same protection to cultural resources, should they occur, as the County of Orange regulations. The annexation and adoption of the planning entitlements will not result in impacts to cultural resources.

XV. RECREATION. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect existing recreational opportunities? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion items a) through c): The Sunset Beach Specific Plan area includes an approximate 33 acre public beach, 3.4 acre public channel/beach area and a 13 acre public parking and linear park facility with restrooms and a tot lot. There is also a community center owned and operated by the Sunset Beach Community Association.

The proposed Sunset Beach Specific Plan is reflective of the existing conditions and carries forward the land use designations and regulations of the existing Specific Plan such that the existing recreational facilities are not affected. The proposed Specific Plan does not result in increased density or intensity of land use beyond what is currently allowed such that additional recreational amenities are required. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in impacts to any of the facilities. Therefore, implementation of the project will not result in any impacts on recreational issues.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion below.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See discussion below

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items a) through c): The proposed project will not convert farmland or conflict with existing zoning for agricultural use. There are no agricultural uses in the subject area. Existing zoning permits

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

residential, visitor serving commercial, public and open space uses. The proposed project would establish similar zoning for the area and, as such, no impacts would occur.

XVII. GREENHOUSE GASE EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: #5, 18)
- ☐ ☐ ☒ ☐

Discussion: The California Energy Commission calculated that in 2004, California produced 492,000,000 metric tons of carbon dioxide (CO₂) emissions. On an individual basis, a project generally would not generate enough GHG emissions to create a significant impact on global climate change. Given the small parcel size of properties in Sunset Beach, for example, the CO₂ emissions that might be generated for a project developed pursuant to the County's existing or City's proposed Specific Plan would be negligible when compared to the overall contribution of the State's GHG emissions impacting global climate change. A project's potential impact would be its incremental contribution of GHG emissions when combined with all other GHG emission sources to cause significant cumulative impacts that could result in global climate change impacts. The project involves the annexation of a community that is 99 percent developed (four vacant parcels with a combined total of less than one acre) and adoption of a Specific Plan that is consistent with the intent and land use density of the County's existing Specific Plan for the area, as well as associated general plan and local coastal program amendments. The project does not have potential to directly produce GHG emissions. However, there may be indirect constructional and operational emissions from projects developed pursuant to the Specific Plan. While there is no specific threshold of significance for GHG emissions, it is reasonable to apply the same requirements for criteria pollutants in that significance occurs when a project results in a cumulatively considerable net increase of GHG emissions. Therefore, since the project's direct contribution of CO₂ emissions is zero and indirect emissions would be negligible due to the developed nature of the community, parcel pattern and development standards in the Specific Plan, impacts from GHG emissions would not result in a cumulatively considerable net increase of GHG emissions and impacts would be less than significant.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: #5, 18)
- ☐ ☐ ☐ ☒

Discussion: The Sunset Beach community is located in unincorporated Orange County, governed by the County's General Plan. Existing and possible future development within the County is accounted for in the Air Quality Management Plan provided by SCAG. The City's proposed Specific Plan for Sunset Beach does not propose any increase in development that might be allowed beyond what might be realized under the County's Specific Plan. Additionally, the Specific Plan requires compliance with all applicable federal and state regulations. The proposed project would not conflict with applicable policies, plans or programs adopted for the purpose of reducing GHG emissions.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not propose any construction and represents the adoption of general plan, local coastal program and specific plan documents in association with the annexation of the developed community of Sunset Beach to the City of Huntington Beach. The City's proposed Specific Plan includes the provisions of the County's existing Specific Plan, as certified by the California Coastal Commission, for the area as they pertain to protection of the environmental considerations above. The proposed Sunset Beach Specific Plan will not create additional density or intensity of land use beyond what is currently allowed by the County's Specific Plan. Implementation of the proposed project will not result in any impacts in these areas.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves annexation of approximately 109 acres to the City of Huntington Beach and adoption of general plan, local coastal program and zoning amendments, including the Sunset Beach Specific Plan. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project will not result in an additional density or intensity of land use beyond what is currently allowed. The project will not result in impacts that are individually limited, but cumulatively considerable.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As discussed throughout the document, the project would result in no impacts for all issue areas with the exception of less than significant impacts for public services due to an increase in calls for service for fire and police services and land use, transportation/traffic and hazards and hazardous materials due to reduced standards for parking and some drive aisle widths and street sections. The proposed project carries forward the intent of the County's existing Specific Plan, including the aforementioned development standards. Implementation of the project will not result a substantial increase in environmental effects that will cause adverse effects on human beings, either directly or indirectly.

XIX. EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 @ (3) (D). Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St., 3 rd Floor, Huntington Beach, and at www.huntingtonbeachca.gov/Government/Departments/Planning/gp
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., 2 nd Floor, Huntington Beach, and at www.huntingtonbeachca.gov/government/charter_codes
3	City of Huntington Beach Local Coastal Program	City of Huntington Beach Planning & Building Department (see #1)
4	Project Vicinity Map	See Attachment #1
5	Draft Sunset Beach Specific Plan, August 2010	See Attachment #2
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning & Building Dept. (see #1)
7	FEMA Flood Insurance Rate Map	"
8	CEQA Air Quality Handbook, South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
11	Geotracker search for leaking underground fuel tanks, 2010	http://geotracker.waterboards.ca.gov
12	State Seismic Hazard Zones Map	City of Huntington Beach Planning & Building (see #1)
13	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office (see #2)
14	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, 2010	http://www.epa.gov/superfund/sites/cu rsites/
15	Investigation-Cleanups (SLIC) and Landfill sites, Cortese list of Hazardous Waste and Substances Site	www.calepa.gov/sitecleanup/cortese
16	The Department of Toxic Substances Control's Site Mitigation and Brownfields Database, 2010	http://www.envirostar.dtsc.ca.gov/public/
17	Draft General Plan and Local Coastal Program Amendments	See Attachment #3
18	State of California Office of Planning and Research CEQA documents on greenhouse gas emissions	http://opr.ca.gov/index.php?a=ceqa/index
19	Orange County General Plan, Zoning Map and Sunset Beach Specific Plan/Local Coastal Program	http://pdsd.oc.gov/CodesRegulations.aspx

Final Report Sunset Beach Annexation Study for the City of
Huntington Beach, April 27, 2010 and Final Proposed
Incorporation of Sunset Beach Application of Peer Review
Report to the Preliminary Feasibility Analysis July 20, 2010

City of Huntington Beach Planning &
Building Dept. (see #1)



VICINITY MAP

GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP
 AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO.
 10-001/NEGATIVE DECLARATION NO. 10-005
 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)

